

Innovative Housing Ordinance

Promoting diversity in housing opportunities for Redmond residents

Background

- Community workshops
 - Strong support from public for more diversity in housing choices
- Echoed in updated Housing Element policies
 - Ordinance Implements Policy HO-31
 - ❖ Endorses a pilot program for consideration of innovative housing
- City Council interest

Implements Comprehensive Plan Policy

- Housing Element Policy HO-31
 - Innovative Housing that promotes City goals for:
 - ❖ Affordability
 - ❖ High quality design
 - ❖ Housing to meet a diversity of household sizes, types, and age ranges
 - Flexibility in density and design standards to promote the pilot program

Innovative Housing Pilot Program

Main Concepts

- Help identify regulatory changes needed to achieve other Housing Element goals
 - Incorporate changes as part of RCDG Update
 - Responds to developer comments

Innovative Housing Pilot Program Review Process for Submittals

- Submittal of materials for public review
- Neighborhood meeting (2-8 wks. following submittal)
- Revise proposal based on neighborhood input (90 days following meeting)

Innovative Housing Pilot Program Review Process for Submittals

- Authorization to proceed granted by Review Panel (6 wks. Following revised submittal), represented by:
 - Planning Commission, Design Review Board, Technical Committee, and CAC or neighborhood association, if applicable.
 - Decisions of the Review Panel may be appealed to the City Council
- Submittal of development applications (6 mos. following authorization to proceed)
 - Authorization to proceed does not constitute approval of development permits

Innovative Housing Pilot Program Criteria

- Impacts substantially similar to what would occur with a traditional development on subject property
- Compatible with respect to building heights, roof forms, property lines, parking location, screening, access, lot coverage
- Elements of community:
 - Not limited to: entry porches, common open space, common buildings
- Consistent with intent to provide variety of housing choices
- Improved affordability options

Innovative Housing Pilot Program Parameters

- Any single-family residential type, attached or detached
- 12-unit maximum
- Ownership preferred
- Grass Lawn or other applicable neighborhood design standards
- Flexibility in setback and lot coverage standards
- Density
 - Projects with higher density may be allowed
 - Waives restrictions on number of homes per lot
- Applies in all R4-R8 zones

Innovative Housing Pilot Program Parameters

- Up to five projects per year, no more than two of same type or same neighborhood
 - Council may authorize additional projects
- Affordability
 - Not specifically required unless neighborhood plans specify
 - Intent of Ordinance is to focus on various forms of housing and show how affordability can be achieved - 80% “highly desirable”
- Trip generation considered by Review Panel

Examples of Housing Types

Accessory Dwelling Units



Examples of Housing Types

Cottages



Examples of Housing Types Small Lots



Examples of Housing Types

Multiplexes



Duplex



Triplex

Examples of Housing Types

Multi-plexes



Fourplex

Contact

- Sarah Stiteler, (425) 556-2469 or sstiteler@redmond.gov